



Community Preservation Act Committee

Date: February 3, 2021

Time: 7:03 pm – 8:46 pm

Location: Conducted remotely due to Covid-19.

Minutes

Remote Participation: Eric Helmuth,
George Parsons
Jim Feeney,
Pam Heidell,
Leslie Mayer,
Charlie McCabe,
JoAnn Robinson,
Ann Woodward.

Not in Attendance: Nick Mitropolous.
Clarissa Rowe
Eugene Benson,

Also Attending Remotely: Julie Wayman,
Allan Tosti,
Dermot Whittaker,
Bob Tanner.

Chair Eric Helmuth welcomed members and guests at 7:03 pm. Helmuth explained that due to Covid-19 the meeting was conducted remotely and read through the Town's disclaimers about remote meetings.

1. Meeting Minutes

- a. Eric Helmuth noted the meeting minutes are still in draft and we will review meeting minutes next month.

2. FY22 CPA Application Presentations

- a. Eric explained the process of hearing from project proponents, then from the committee and then the

Foot of the Rocks

- a. Allan Tosti described his application. Focuses on the lack of history around the battle of April 1775. Most of the focus is on Lexington and Concord. Most of the fighting took place in Arlington, Menotomy at the time. The Town has been trying to focus attention

on Bloody Mile, between Arlington Heights and Arlington Center but only Jason Russell House is the focus of this effort. We need another focus to book end Bloody Mile and that could be the Foot of the Rocks. Where the British were retreating from Lexington Center. Through East Lexington without much trouble but when they got to the Foot of the Rock, the triangle between Mass Ave and Lowell St., they were retreating and reached that area and faced 1700 militia from all areas of Boston. They would have been stopped there but when the reinforcement rescued Colonel Smith and brought field pieces. They used these equipment to scatter the Militia allowing the British to continue down Mass Ave. The 1700 growing Militia kept firing at them. Most casualties happened in this stretch. On Battle Row from Concord through Lexington into Arlington, there is virtually nothing between Munroe Tavern and Jason Russell House. Foot of the Rocks monument would tell the story of what happened and would make tour buses stop. The triangle is worthless. I propose we hire a landscape architect with strong historical bent to put thought into what we could do with that triangle, including expanding it. There are also other things happening in that area, Hotel Lexington, rebuilding where Appleton meets Massachusetts Ave. This is a chance to focus attention on that and rebuild this area. Would need some space for bus tours to stop, some statues at Dunkin Donuts across the street, maybe?

- b.** This is Town-owned land, not in a flood plain. Very little to complicate the issue.
- c.** Allan would like to add Revolutionary War cannons, a horizontal map with a gazebo structure, go through the history of what happened up to, at, and beyond that point.
- d.** This would help put Arlington more on the map in this area.
- e.** Step 1, landscape architect and Step 2,
- f.** Bronze British statutes behind a cannon, militia men behind a rock wall at Dunkin Donuts.
- g.** Could help our local businesses.
- h.** Committee Questions
 - a.** Possibility of expanding the green space and the triangle?
 - i.** Could expand Lowell Street side and maybe remove some Mass Ave parking spaces. There is parking in this area so would probably be ok to eliminate a few spaces.
 - ii.** JoAnn Robinson: across from the trough, Benjamin Log an 1816 building. Very old national register house being restored there now. Old Scwamb Mill is right in that area that could also be explored while people were visiting this locale. Clarissa Rowe previously provided Allan Tosti suggestions for landscape architects. Lots of options for tying in other historic structures in the area. Ms. Robinson supports this study.
 - iii.** Eric Helmuth: reminds the group that Mr. Tosti is the proponent but would need to talk with the Town for support and moving this forward.
 - iv.** Pamela Heidell: Asked if Mr. Tosti had a chance to talk with the town engineer and others. The Town Manager is supportive but he hasn't gotten further studying traffic in this area.
 - v.** Leslie Mayer: Thinks this is a very creative, great project. She is wondering if we anticipate this initial phase, who from the Town do we

see guiding this effort. Mr. Feeney would head up the Town effort. She is also wondering if the expected outcome is a conceptual design which could then be tied into construction?

1. Mr. Tosti is hoping after Town Meeting to pull on a landscape architect and then would hope for
 2. \$50K would get to point to move it to request and construction funding.
- vi. Eric Helmuth: studies are great but how much does a project cost? Mr. Tosti estimated \$500K for the cost of the full project.
 - vii. Pamela Heidell: In the next phase, Ms. Heidell asked that Mr. Tosti explore grant opportunities for funding.
 - viii. Leslie Mayer: Suggested reaching out to friends of Robbins Farm which has the reproduction of the dog statue, which could be similar to the cannon he has suggested.
 - ix. Dermot Whittaker: noted this is a tough spot technically but an important spot historically. This would be good to do before the 250th anniversary which is coming up.

Preservation of the Jason Russell House

- a. George Parsons presented
- b. Third iteration of this project, climate controlled system in the Jason Russell House.
- c. First went through Phase 1: conditions assessment and preservations plan Phase 2: foundation repointing west wall, sill replacement, window restoration, wooden etc., Phase 3 now: framing inspection, window reglazing, adjusting hinges, still need to rebuild and repoint the chimney, electrical upgrade done, etc. Coming in under budget and will likely return some money to CPA from this project as well.
 - a. Allowed Arlington Historical Society to get three matching grants of \$65K and a bonus of \$12K
 - b. Without CPA funding, the MHC grants probably would not have happened.
- d. Climate Control: Energy Smart Alternatives, Mass, estimating design and planning \$5K, equipment \$64K, drilling and pipe installation \$55K, 3-5 wells, duct work and refrigerant lines \$48K.
- e. Discussed insulating the attic
- f. Total \$250K
- g. Quote from archaeologist and MHC permit quote
- h. Air to air system quote pending
- i. Working on professional fundraiser for possibilities
- j. Went through the design for the drilling of wells and laying of pipe and how the heat pumps work. They plan to utilize a closet on the first floor to keep this system hidden in this historic house.
- k. This project is important because constant temperatures better preserve historical artifacts including the house itself and could keep the house open year-round.
- l. Ground to Air System, less maintenance of the system because the components are buried.

- m.** Discussed why needing an archeologist. There hasn't been a more thorough one and will need to get one before doing digging in this area. There may be artifacts buried in the JRH lawn.
- n.** Several letters of community support: Historic Districts Commission, Arlington School Committee, ATED, Minuteman National Park, Orchard House in Concord, MA
- o.** Committee Questions
 - a. Eric Helmuth: Very grateful for the work of the AHS.
 - b. Pamela Heidell: Project is in great hands. Suggests adding a bit more money to do an independent review of the project.
 - c. Bob Tanner: What is the capacity of the system – BTUs/Hour or Tons of conditioning and why geothermal and not rooftop unit heater?
 - i. Getting a quote from Hot Energy soon. Energy from air to air takes less energy. Energy would cost about \$3500/year. And this would include the caretaker's cottage which would allow getting rid of the oil furnace.
 - d. Other pros of geothermal: Renewable energy and quite system
 - e. Jim Feeney: Wondering how they prepared the budget number for the drilling process? Keep in mind the ledge under this area could increase the days required for drilling.

Old Schwamb Mill, Dermot Whittaker

- a.** Proposal 1: Restore the windows in the barn and defective cladding.
- b.** Proposal 2: Structural study for proposed remediated needed, hasn't been done in 45 years.
 - a. Would like to use an engineer with the study of similar structures
 - b. Concerned about the cost of this work.
 - i. Would like to put out an RFP to see what they would get.
 - 1. Safe mill and barn but also would like to know if they need to do any remediation.
 - a. Probably not interested in a model of the mill.
 - 2. Believe it will keep within the budget
 - 3. Structural engineering and remediation within the budget likely.
- c.** Previously CPA recipient
- d.** Committee questions:
 - a. JoAnn Robinson: timing for this work? Mr. Whittaker noted warm weather for the barn in the coming year, spring, summer, maybe fall. Engineering work anytime.
 - b. Eric Helmuth: Mr. Helmuth asked if they plan to stay within the entire budget.
 - i. Amount they are asking for could cover the engineering study and potential remediation.
 - ii. Bob Tanner Explained what the engineering studies could show. Mr. Whittaker and Mr. Tanner do not believe a model is worth the money but are interested in an engineering study and suggestions for remediation.
 - c. Leslie Mayer: Noted they are good, previous stewards of CPA dollars. Ms. Mayer clarified remediation on historic structures was acceptable CPA. Thanked the applicants for being creative.

- d. Eric Helmuth: requested a simple memo from the Schwamb Mill to clarify the budget.
3. Approval of Minutes: October 27 Minutes were approved, Charlie McCabe moved, Pamela Heidell seconded. The vote was unanimous by roll call vote. Pamela Heidell, JoAnn Robinson, Charlie McCabe, Ann Woodward, Leslie Mayer, and Eric Helmuth.

Final thoughts on Foot of the Rocks application:

- Project needs quotes from the two landscape architects, history of the site, and consideration of the report in collaboration with the architect.
- Consider putting this project on the radar of the Planning Department as they are actively working on the Transportation Plan.

Ann Woodward moved to adjourn, Leslie Mayer seconded. The vote was unanimous and taken by roll call. The meeting adjourned at 8:46pm. Leslie, Ann, Charlie, JoAnn Pamela